

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/12 Meadow Crescent, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$795,000

Median sale price

Median price \$843,500

Property Type Unit

Suburb Montmorency

Period - From 01/07/2021

to 30/06/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	32 Boyce Av BRIAR HILL 3088	\$795,000	30/07/2022
2	341 Main Rd MONTMORENCY 3094	\$785,000	02/05/2022
3	1/104 Para Rd MONTMORENCY 3094	\$775,000	11/05/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/08/2022 16:19

2/12 Meadow Crescent, Montmorency Vic 3094

**Jellis
Craig**

Michael Carr

9431 1222

0430 573 232

michaelcarr@jellisrcraig.com.au

Indicative Selling Price

\$730,000 - \$795,000

Median Unit Price

Year ending June 2022: \$843,500



 3  1  2

Property Type: Unit

Land Size: 288 sqm approx

Agent Comments

Comparable Properties



32 Boyce Av BRIAR HILL 3088 (REI)

Agent Comments

 3  1  2

Price: \$795,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 466 sqm approx



341 Main Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  2  1

Price: \$785,000

Method: Private Sale

Date: 02/05/2022

Property Type: House

Land Size: 407 sqm approx



1/104 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  1

Price: \$775,000

Method: Private Sale

Date: 11/05/2022

Rooms: 5

Property Type: House (Res)

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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